

## **AGENDA ITEM 4 A**

### **CONDITIONAL USE PERMIT AUTOMOTIVE REPAIR SERVICES**

**CITY OF LA VISTA  
PLANNING DIVISION**

**RECOMMENDATION REPORT**

CASE NUMBER: 01-CUP-2012

FOR HEARING OF: March 15, 2012

Report Prepared on: March 1, 2012

**I. GENERAL INFORMATION**

**A. APPLICANT:**

Dearborn Land Development, LLC  
14600 Detroit Avenue, Suite 1500  
Lakewood, OH 44107

**B. PROPERTY OWNER:**

Harrison I-80, LLC  
10855 West Dodge Road, Suite 270  
Omaha, NE 68154

**C. LOCATION:** Northwest of Harry Anderson Avenue and Harrison Street

**D. LEGAL DESCRIPTION:** Tax Lot 18, Section 17-14-12, Sarpy County, Nebraska

**E. REQUESTED ACTION(S):** Development of an Automotive Repair Services facility as conditionally permitted within the I-1 Zoning District in the City of La Vista Zoning Ordinance.

**F. EXISTING ZONING AND LAND USE:** I-1, Light Industrial

**G. PURPOSE OF REQUEST:** The Conditional Use Permit would allow for Automotive Repair Services, specifically an automotive claims center within a 16,591 sq ft building.

**H. SIZE OF SITE:** 2.96 Acres

**II. BACKGROUND INFORMATION**

**A. EXISTING CONDITION OF SITE:** Tax Lot 18, Section 17-14-12 is a relatively flat property with street frontage on three sides.

**B. GENERAL NEIGHBORHOOD/AREA LAND USES AND ZONING:**

- |    |               |  |
|----|---------------|--|
| 1. | <b>North:</b> | I-1 Light Industrial, Vacant                             |
| 2. | <b>East:</b>  | I-1 Light Industrial, Vacant                             |
| 3. | <b>South:</b> | C-3 – Highway Commercial / Office Park, Vacant           |
| 4. | <b>West:</b>  | C-3 – Highway Commercial / Office Park, Performance Auto |

C. **RELEVANT CASE HISTORY:** Not applicable.

D. **APPLICABLE REGULATIONS:**

1. Section 5.10 of the Zoning Regulations – I-1 Light Industrial
2. Article 6.0 of the Zoning Regulations – Conditional Use Permits

III. **ANALYSIS**

A. **COMPREHENSIVE PLAN:** The Future Land Use Plan of the Comprehensive Plan designates the area for Industrial development.

B. **OTHER PLANS:** Not applicable.

C. **TRAFFIC AND ACCESS:**

1. The proposed driveway onto Harry Anderson Avenue is properly aligned with 118<sup>th</sup> Street.
2. The peak hour traffic associated with this facility does not warrant a traffic impact study.
3. The CUP site plan notates that the striping on Harry Anderson Avenue will be revised to indicate a left-turn bay into the proposed entrance.

D. **UTILITIES:**

1. The applicant has the option to install a private sanitary sewer service bored into the existing sanitary manhole at the northerly side of Harry Anderson and 118<sup>th</sup> Street intersection, if acceptable to the City of Omaha. Tax Lot 17 could also have a private service bored into that manhole, again subject to Omaha approval. If the public sanitary sewer option is pursued, then the manholes will need to be close to the proposed public sidewalk to allow for maintenance vehicles and equipment to access the manholes without being on the side slope or in the private parking lot. A sewer connection agreement between the applicant and the City will be needed which will also include who pays and is benefitted by any public sanitary sewer extension that is made.
2. The property presently has access to water, gas, power and communication utilities.
3. The City will be pursuing a Wastewater Service Agreement modification with the City of Omaha to include Tax Lots 17 and 18.

**IV. REVIEW COMMENTS:**

1. In respect to this specific use as an automotive claims center, the following condition was added to the standard conditions of the Conditional Use Permit:
  - h. All vehicles on the site for claim review will remain in either the designated fenced-in waiting area or within the building. No vehicles on the site for claim review shall remain for more than one (1) week.
2. The design review process is in progress; final design review will be required prior to presentation to City Council for approval.

**V. STAFF RECOMMENDATION:**

Approval of a Conditional Use Permit for Tax Lot 18, Section 17-14-12, subject to:

1. Completion of final design review prior to presentation to City Council for approval.
2. Approval of a sewer connection agreement between the applicant and the City.
3. Completion of a Wastewater Service Agreement modification with the City of Omaha that includes Tax Lots 17 and 18.

**VI. ATTACHMENTS TO REPORT:**

1. Vicinity Map
2. Conditional Use Permit
3. Site Plan Exhibits
4. Draft Design Review Exhibits

**VII. COPIES OF REPORT SENT TO:**

1. Douglas Dreessen, P.E. – Thompson, Dreessen, and Dorner, Inc.
2. John, Wojtila – Dearborn Land Investment, LLC
3. Public Upon Request

  
Prepared by: \_\_\_\_\_  
 3-9-12  
Community Development Director Date





## Vicinity Map

## Progressive Claims Center Conditional Use Permit

March 9, 2012  
CAS





## **City of La Vista Conditional Use Permit**

### **Conditional Use Permit for a Automotive Repair Service**

This Conditional Use Permit issued this 17th day of April, 2012, by the City of La Vista, a municipal corporation in the County of Sarpy County, Nebraska ("City") to, Dearborn Land Development, LLC ("Owner"), pursuant to the La Vista Zoning Ordinance.

WHEREAS, Owner wishes to construct and operate an Automotive Repair Service upon the following described tract of land within the City of La Vista zoning jurisdiction:

Tax Lot 18 17-14-12, in Sarpy County, Nebraska.

WHEREAS, Owner has applied for a conditional use permit for the purpose of locating and operating an Automotive Repair Service (Progressive Claims Center); and

WHEREAS, the Mayor and City Council of the City of La Vista are agreeable to the issuance of a conditional use permit to the owner for such purposes, subject to certain conditions and agreements as hereinafter provided.

NOW, THEREFORE, BE IT KNOWN THAT subject to the conditions hereof, this conditional use permit is issued to the owner to use the area designated on Exhibit "A" hereto for an Automotive Repair Service, said use hereinafter being referred to as "Permitted Use or Use".

#### **Conditions of Permit**

The conditions to which the granting of this permit is subject are:

1. The rights granted by this permit are transferable and any variation or breach of any terms hereof shall cause permit to expire and terminate without the prior written consent of the City (amendment to permit) or unless exempted herein.
2. In respect to the proposed Use:
  - a. A site plan showing the property boundaries of the tract of land and easements, proposed structures and orientation, parking, access points, and drives is approved by the City and attached to the permit as "Exhibit A". Access will be from Harry Anderson Avenue.
  - b. Normal hours of operation for said Automotive Repair Service will be from 8 a.m. to 6 p.m. Monday through Friday and 8 a.m to 3 p.m. on Saturday.
  - c. There will be up to 57 employees on site per day when the claims office is fully operating.
  - d. The site will be comprised of a 16,591 square foot building, required parking and landscaping.
  - e. Deliveries must correspond with normal business hours of operation.
  - f. The premises shall be developed and maintained in accordance with the site plan (Exhibit A) and elevations (Exhibit B) as approved by the City and incorporated herein by this reference. Any modifications must be submitted to the Chief Building Official for approval.
  - g. There shall be no storage, placement or display of goods, supplies or any other material, substance, container, or receptacle outside of the facility, except trash receptacles and those approved in writing by the City. All dumpsters and trash bins shall maintain a solid 6-foot enclosure around each unit constructed of materials complimentary to the main building.
  - h. All vehicles on the site for claim review will remain in either the designated fenced in waiting area

or within the structure. No vehicles on the site for claim review shall remain for more than one (1) week.

- i. All permanent and temporary signs shall comply with the City's sign regulations.
  - j. Owner shall abide by all aspects of City of La Vista Zoning Ordinance Section 7.16 – *Performance Standards for Industrial Uses*.
  - k. Owner shall obtain all required permits from the City of La Vista and shall comply with any additional requirements as determined by the Chief Building Official, including, but not limited to, building, fire, and ADA.
  - l. The owner shall make annual inspections of the premises and structures, and the operation thereof for any hazard or risk, including, but not limited to, those of an environmental or safety nature. The owner shall take immediate action to protect persons, property and the environment from any damage, injury or loss, or risk thereof, arising out of or resulting from any hazard or risk on the premises and to abate any hazard or risk and remove it from the premises in accordance with any applicable laws, rules or regulations, as amended or in effect from time to time.
  - m. Owner shall comply (and shall ensure that all employees, invitees, suppliers, structures, appurtenances and improvements, and all activities occurring or conducted, on the premises at any time comply) with any applicable federal, state and/or local regulations, as amended or in effect from time to time, including, but not limited to, applicable environmental or safety laws, rules or regulations.
  - n. Owner hereby indemnifies the City against, and holds the City harmless from, any liability, loss, claim or expense whatsoever (including, but not limited to, reasonable attorney fees and court cost) arising out of or resulting from the acts, omissions or negligence of the owner, his agents, employees, assigns, suppliers or invitees, including, but not limited to, any liability, loss, claim or expense arising out of or resulting from any violation on the premises of any environmental or safety law, rule or regulation.
3. The applicant's right to maintain the use as approved pursuant to these provisions shall be based on the following:
- a. An annual inspection to determine compliance with the conditions of approval. The conditional use permit may be revoked upon a finding by the City that there is a violation of the terms of approval.
  - b. The use authorized by the conditional use permit must be initiated within one (1) year of approval and shall become void two (2) years after the date of approval unless the applicant has fully complied with the terms of approval.
  - c. All obsolete or unused structures, accessory facilities or materials with an environmental or safety hazard shall be abated and/or removed at owner's expense within twelve (12) months of cessation of the conditional use.
4. Notwithstanding any other provision herein to the contrary, this permit, and all rights granted hereby, shall expire and terminate as to a permitted use hereunder upon the first of the following to occur:
- a. Owner's abandonment of the permitted use. Non-use thereof for a period of twelve (12) months shall constitute a presumption of abandonment.
  - b. Cancellation, revocation, denial or failure to maintain any federal, state or local permit required for the Use.
  - c. Owner's construction or placement of a storage tank, structure or other improvement on the premises not specified in this permit.
  - d. Owner's breach of any other terms hereof and his failure to correct such breach within ten (10) days of City's giving notice thereof.



5. In the event of the owner's failure to promptly remove any safety or environmental hazard from the premises, or the expiration or termination of this permit and the owner's failure to promptly remove any permitted materials or any remaining environmental or safety hazard, the City may, at its option (but without any obligation to the owner or any third party to exercise said option) cause the same to be removed at owner's cost (including, but not limited to, the cost of any excavation and earthwork that is necessary or advisable) and the owner shall reimburse the City the costs incurred to remove the same. Owner hereby irrevocably grants the City, its agents and employees the right to enter the premises and to take whatever action as is necessary or appropriate to remove the structures or any environmental or safety hazards in accordance with the terms of this permit, and the right of the City to enter the premises as necessary or appropriate to carry out any other provision of this permit.
6. If any provision, or any portion thereof, contained in this agreement is held to be unconstitutional, invalid, or unenforceable, the remaining provisions hereof, or portions thereof, shall be deemed severable, shall not be affected, and shall remain in full force and effect.

#### **Miscellaneous**

The conditions and terms of this permit shall be binding upon owner, his successors and assigns.

1. Delay of City to terminate this permit on account of breach of owner of any of the terms hereof shall not constitute a waiver of City's right to terminate, unless it shall have expressly waived said breach and a waiver of the right to terminate upon any breach shall not constitute a waiver of the right to terminate upon a subsequent breach of the terms hereof, whether said breach be of the same or different nature.
2. Nothing herein shall be construed to be a waiver or suspension of, or an agreement on the part of the City to waive or suspend, any zoning law or regulation applicable to the premises except to the extent and for the duration specifically authorized by this permit.
3. Any notice to be given by City hereunder shall be in writing and shall be sufficiently given if sent by regular mail, postage prepaid, addressed to the owner as follows:

**Contact Name and Address:** Progressive Casualty Insurance Company  
5920 Landerbrook Drive, Bldg. 3, OH-L23  
Mayfield Heights, OH 44127



**Effective Date:**

This permit shall take effect upon the filing hereof with the City Clerk a signed original hereof.

THE CITY OF LA VISTA

By \_\_\_\_\_  
Douglas Kindig, Mayor

Attest:

\_\_\_\_\_  
Pam Buethe  
City Clerk

**CONSENT AND AGREEMENT**

The undersigned does hereby consent and agree to the conditions of this permit and that the terms hereof constitute an agreement on the part of the undersigned to fully and timely perform each and every condition and term hereof, and the undersigned does hereby warrant, covenant and agree to fully and timely perform and discharge all obligations and liabilities herein required by owner to be performed or discharged.

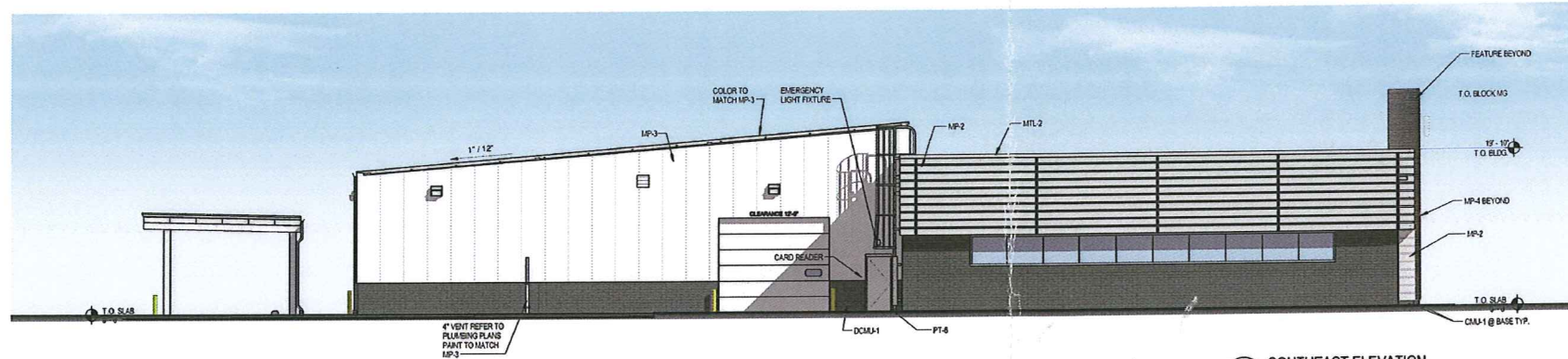
Owner:

By: \_\_\_\_\_

Title: \_\_\_\_\_

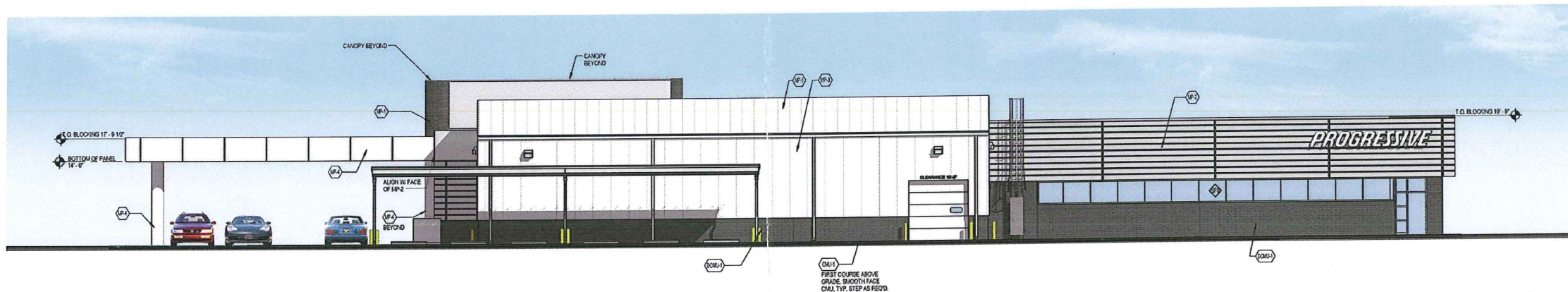
Date: \_\_\_\_\_



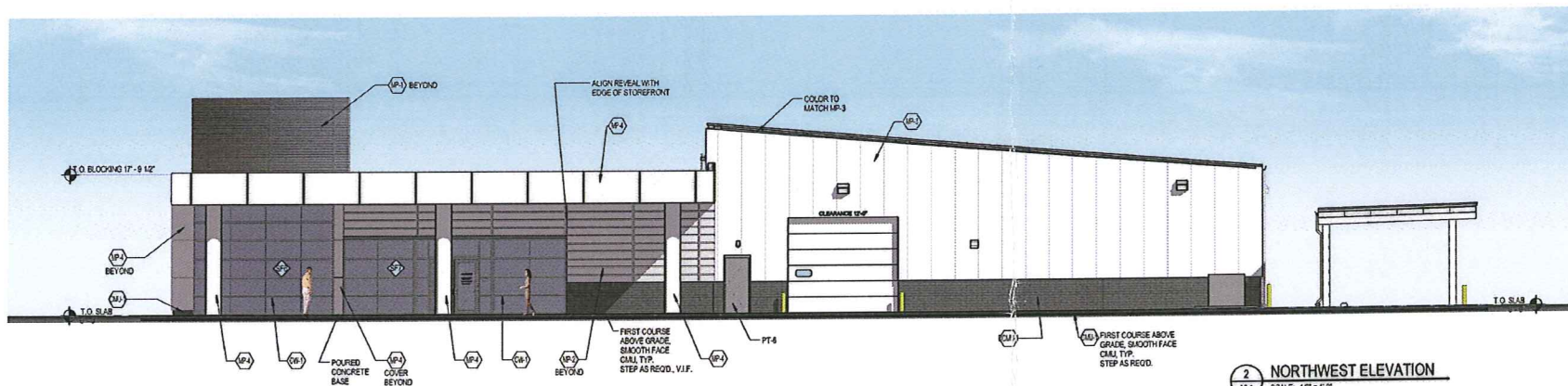


4 SOUTHEAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"

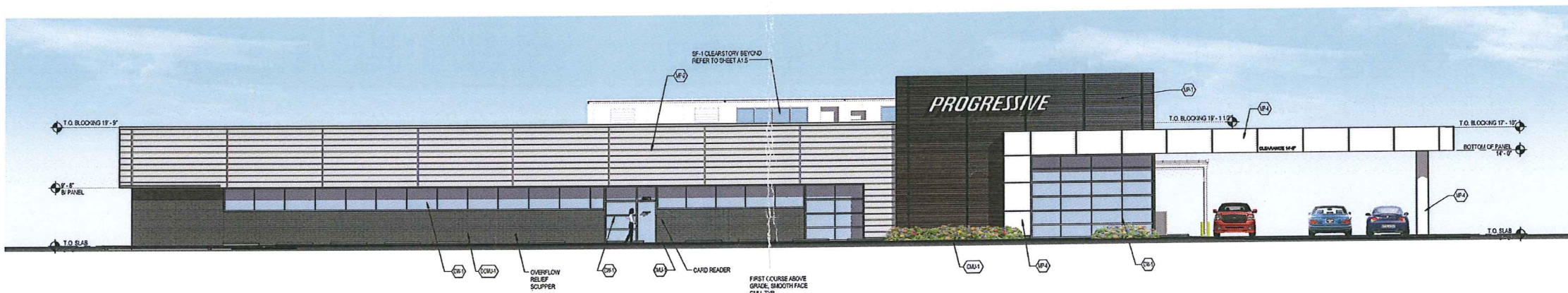
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ID#	DESCRIPTION	MANUFACTURER	MODEL/COLOR	CONTACT	REMARKS
DMU-1	SPITFACE CMU INTEGRALLY COLORED	SCHORY CEMENT PRODUCTS, OR APPROVED EQ.	MOONLIGHT	330.458.2200	PROVIDE SAMPLE FOR APPROVAL
CMU-1	SMOOTH FACE CMU INTEGRALLY COLORED	SCHORY CEMENT PRODUCTS, OR APPROVED EQ.	MOONLIGHT	330.458.2200	PROVIDE SAMPLE FOR APPROVAL
MP-1	PREPRESSED METAL WALL PANEL	CENTRA	CONCEPT SERIES CS-680 1607 GREY VELVET	BEN MARK 412.259.8000	FEATURE
MP-2	PREPRESSED METAL WALL PANEL	CENTRA	CONCEPT SERIES CS-120 1917 LIGHT GREY VELVET	BEN MARK 412.259.8000	
MP-3	PREPRESSED METAL WALL PANEL	CENTRA	VERSAILL 1903 OFF-WHITE	BEN MARK 412.259.8000	INSULATED PANEL
MP-4	PREPRESSED METAL WALL PANEL	CENTRA	FORWARD 61 803 OFF-WHITE	BEN MARK 412.259.8000	METAL CORE PANEL CANOPY
MP-5	PREPRESSED METAL ROOF PANEL	AMERICAN BUILDING GROUP, OR APPROVED EQ.	STANDING SEAM BLD. COLOR TO MATCH MP-3		
MTL-1	PREPRESSED METAL COPING	METAL BUILDING SUPPLIER	WATCH MP-1		
MTL-2	PREPRESSED METAL COPING	METAL BUILDING SUPPLIER	WATCH MP-2		
MTL-3	PREPRESSED METAL COPING	METAL BUILDING SUPPLIER	WATCH MP-3		
PF-10	PAINT COLOR	SHERWIN WILLIAMS	COLOR: BUTTER		
CH-1	ALUMINUM CURTAINWALL SYSTEM	KNAWEER OR APPROVED	SYSTEM: T-1 CLEAR ANODIZED		VERTICAL BUTT GLAZE SYSTEM
SF-1	ALUMINUM STOREFRONT SYSTEM	KNAWEER OR APPROVED	T-451/CLEAR ANODIZED		VERTICAL BUTT GLAZE SYSTEM



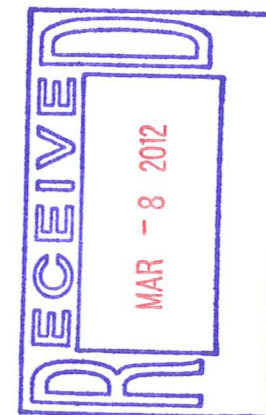
3 SOUTHWEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



2 NORTHWEST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



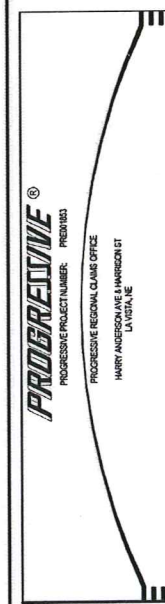
1 NORTHEAST ELEVATION  
A3.1 SCALE: 1/8" = 1'-0"



DATE	BY
DATE	BY

REVISIONS	DESCRIPTION	DATE	BY

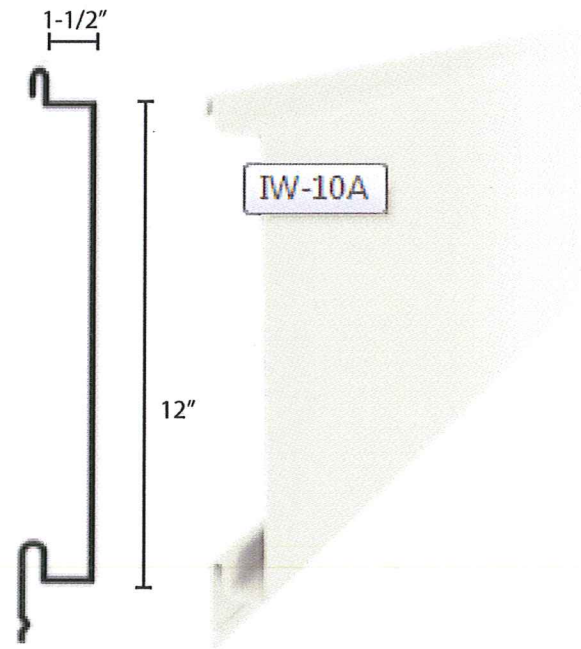
SCALE AS NOTED	DISCIPLINE: ARCHITECTURAL
SHEET TITLE: EXTERIOR ELEVATIONS	



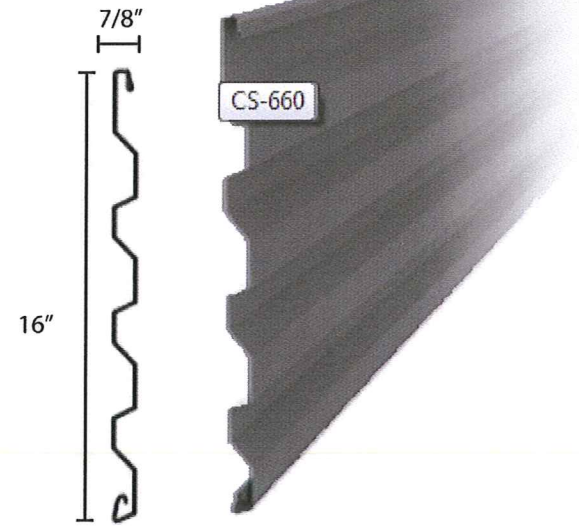
RLB NO: 7697.08

SHEET  
A3.1

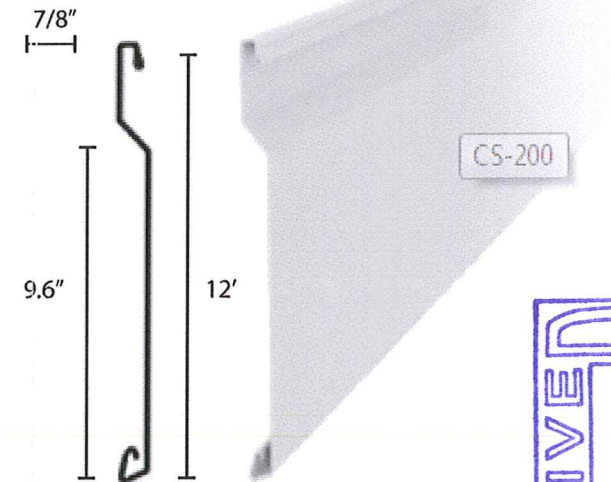




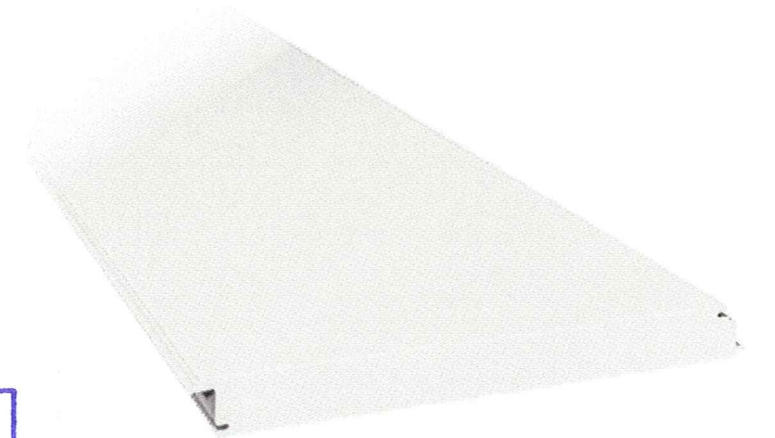
METAL SOFFIT



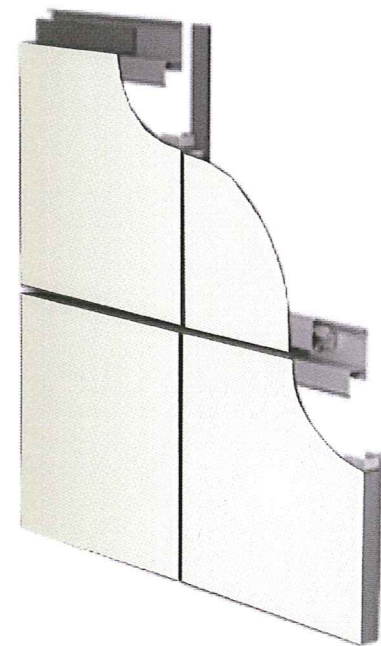
MP -1



MP -2



MP -3

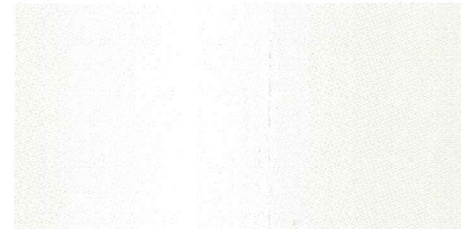


MP - 4

LIGHT GREY



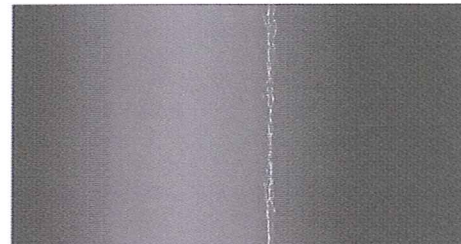
OFF-WHITE



SPLITFACE CMU CHARCOAL

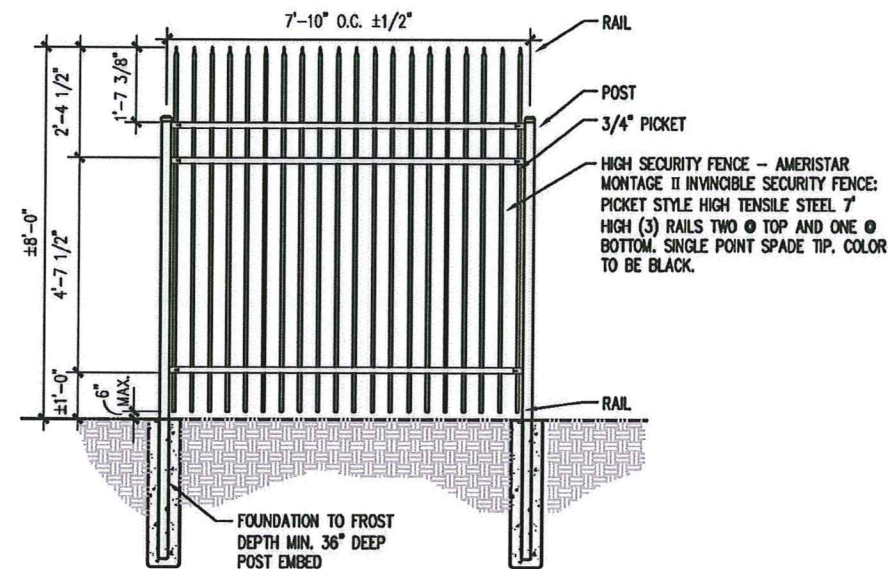


GREY VELVET

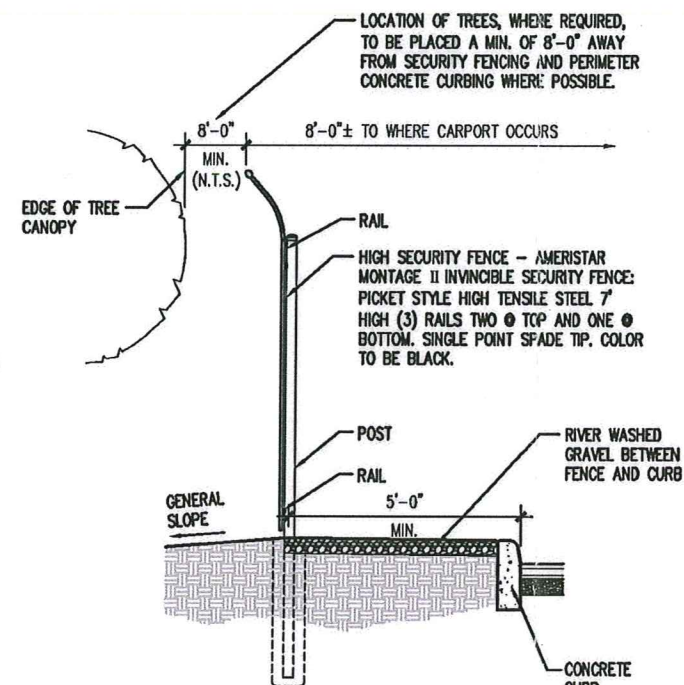


EXTERIOR MATERLAS & FINISH SCHEDULE				
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DCMU-1	SPLITFACE CMU INTEGRALLY COLORED	TBD	CHARCOAL	PROVIDE SAMPLE FOR APPROVAL
CMU-1	SMOOTH FACE CMU INTEGRALLY COLORED	TBD	CHARCOAL	PROVIDE SAMPLE FOR APPROVAL
MP -1	PREFINISHED METAL WALL PANEL	CENTRIA-CS 660	SUNDANCE 9947 GREY VELVET	FEATURE
MP-2	PREFINISHED METAL WALL PANEL	CENTRIA-CS 200	9917 LIGHT GREY	-
MP-3	PREFINISHED METAL WALL PANEL	VERSAWALL	993 OFF WHITE	INSULTED PANEL
MP-4	PREFINISHED METAL WALL PANEL		FORMABOND II 993 OFF-WHITE	METAL CORE PANEL CANOPY
MTL-1	PREFINISHED METAL COPING		MATCH MP-1	-
MTL-2	PREFINISHED METAL COPING		MATCH MP-2	-
PT-6	PAINT COLOR	SHERWIN WILLIAMS	TBD	TBD
CW-1	ALUMINUM CURTAINWALL SYSTEM	KAWNEER OR APPROVED EQUAL	SYSTEM-1 CLEAR ANODIZED	VERTICAL BUTT GLAZE SYSTEM
SF-1	ALUMINUM STOREFRONT SYSTEM	KAWNEER OR APPROVED EQUAL	T-451 CLEAR ANODIZED	
	METAL SOFFIT	CENTRIA - IW - 10A	993 OFF-WHITE	METAL SOFFIT UNDER CANOPY

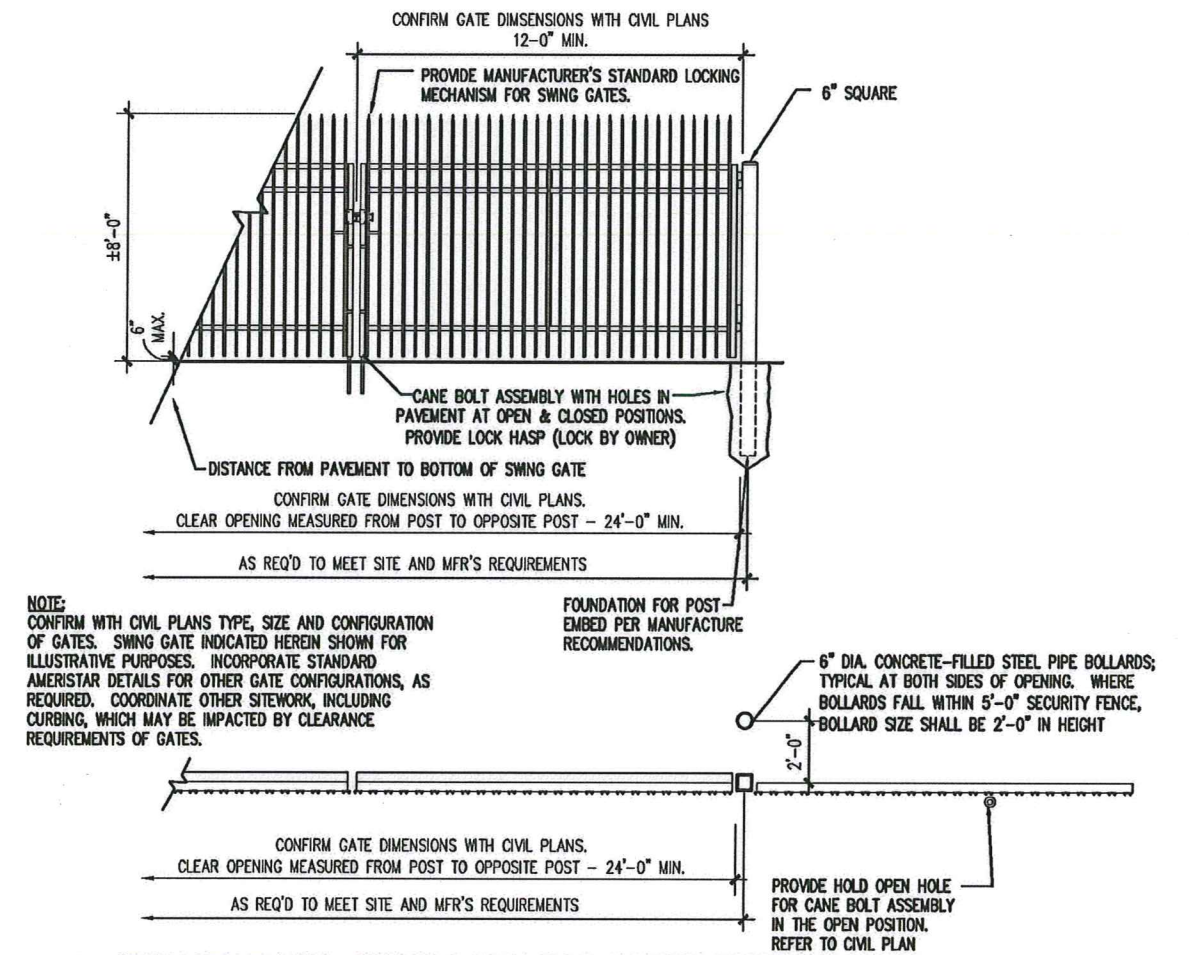




6A SECURITY FENCE ELEVATION  
ASI.1 N.T.S.



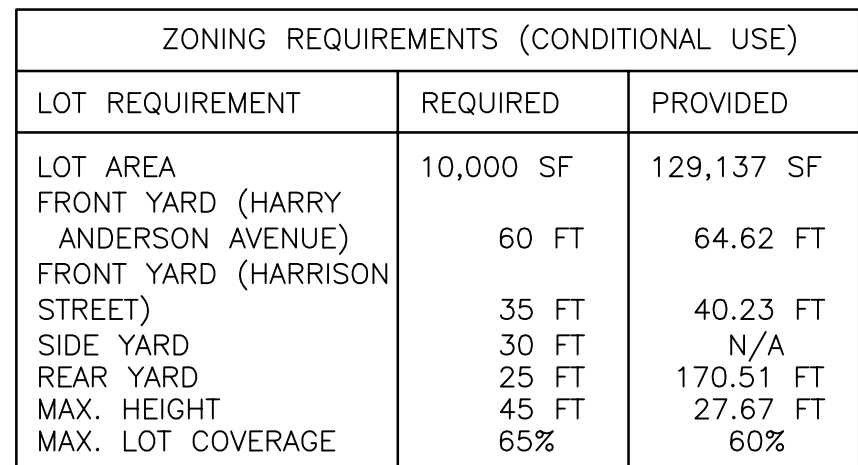
7A SECURITY FENCE SECTION  
ASI.1 N.T.S.



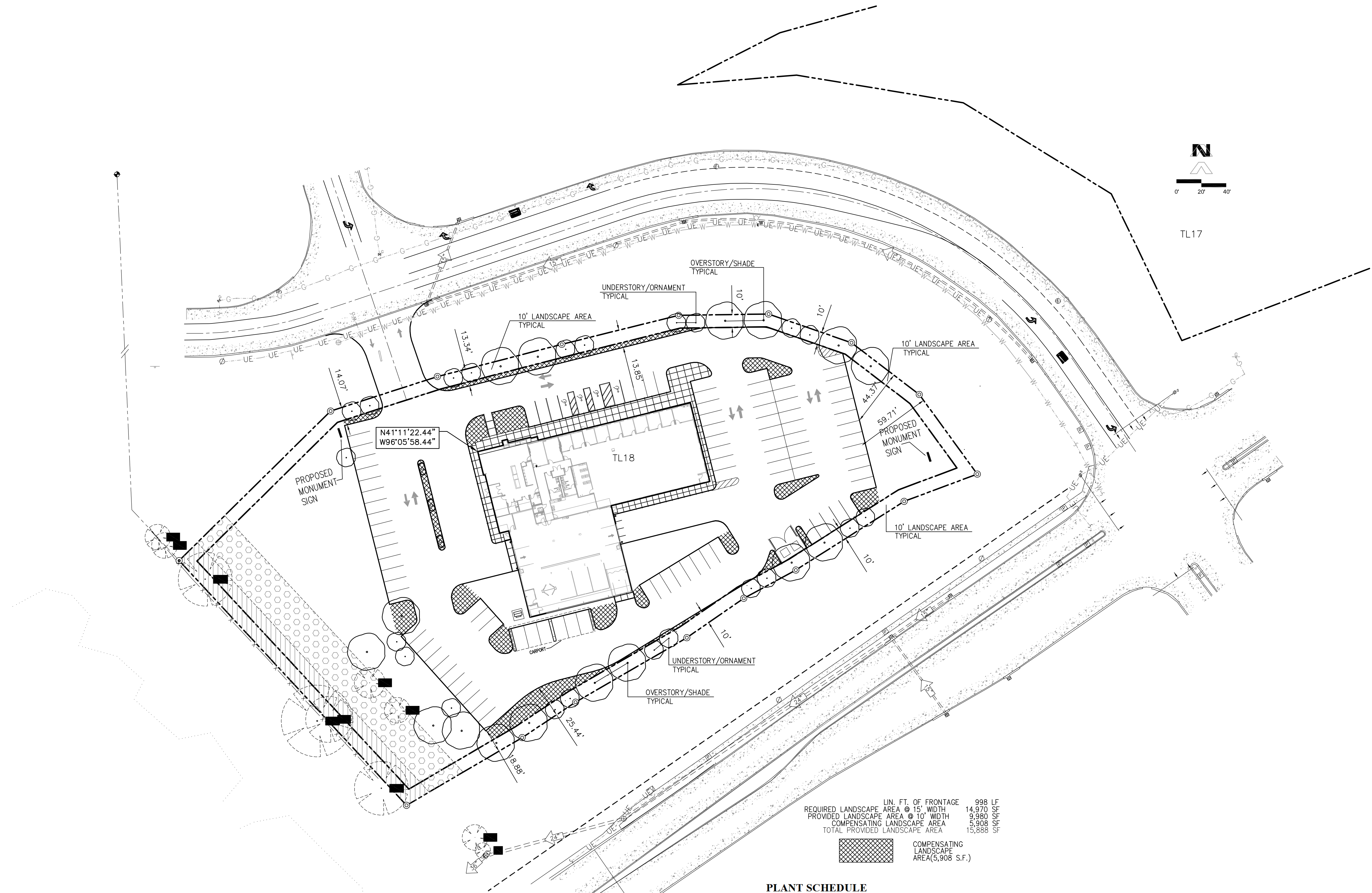
12A SECURITY FENCE - SWING GATE FOR SECURED PARKING  
ASI.1 N.T.S.

TYPICAL SECURITY FENCE DETAILS









## PLANT SCHEDULE

QUANTITY	SYMBOL					PLANTING SIZE				PLANT	
		COMMON NAME		BOTANICAL NAME		MATURE SIZE		HGT		O.C.	METHOD
		OVERSTORY TREES									
6	CO	PRAIRIE PRIDE HACKBERRY	CELTIS OCCIDENTALIS 'PRAIRIE PRIDE'	35	45	2"		30'	BB/S-30		
6	SWO	SWAMP WHITE OAK	QUERCUS BICOLOR	30	35	2"		25'	BB/S-30		
3	SH	SKYLINE HONEYLOCUST	GLEDETSTRA TRIACANTHOS 'PINKI 2835'	60	70	2"		35'	BB/S-30		
16		TOTAL OVERSTORY TREES		BB/S-30 Balled & Burlaped or Spaded - size of ball in inches							

		UNDERSTORY/ORNAMENTAL		MATURE		PLTQ SIZE		PLANT	
		COMMON NAME	BOTANICAL NAME	SPRD	HGT	CAL	CAL	O.C.	METHOD
11	AA	DOWNY SERVICEBERRY	AMALANCHER ARBorea (CLUMP FORM)	20	25	1.5"		15'	BB/S/20
11	PFC	PRAIRIEFIRE CRAB	MALUS 'PRAIRIEFIRE'	15	20	1.5"		12'	BB/S/20
22	TOTAL UNDERSTORY/ORN TREES			BB/S/20 Balled & Buried or Spaded - size of ball in inches					

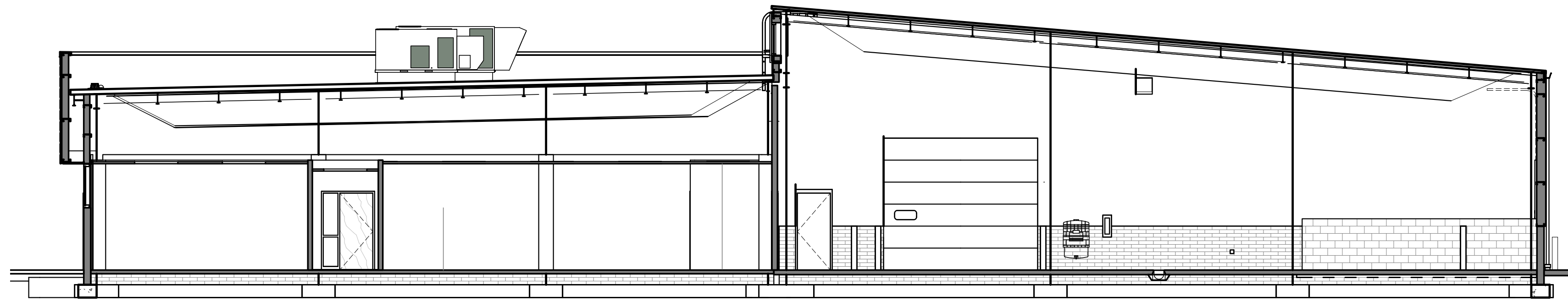
38	TOTAL TREE COUNT
----	------------------

PER SECTIONS 7.17.03.02 AND 7.17.03.07  
ONE (1) TREE FOR EVERY FORTY(40) LINEAL FEET OF STREET FRONTAGE  
1506 LF OF FRONTAGE = 38 TREES TOTAL

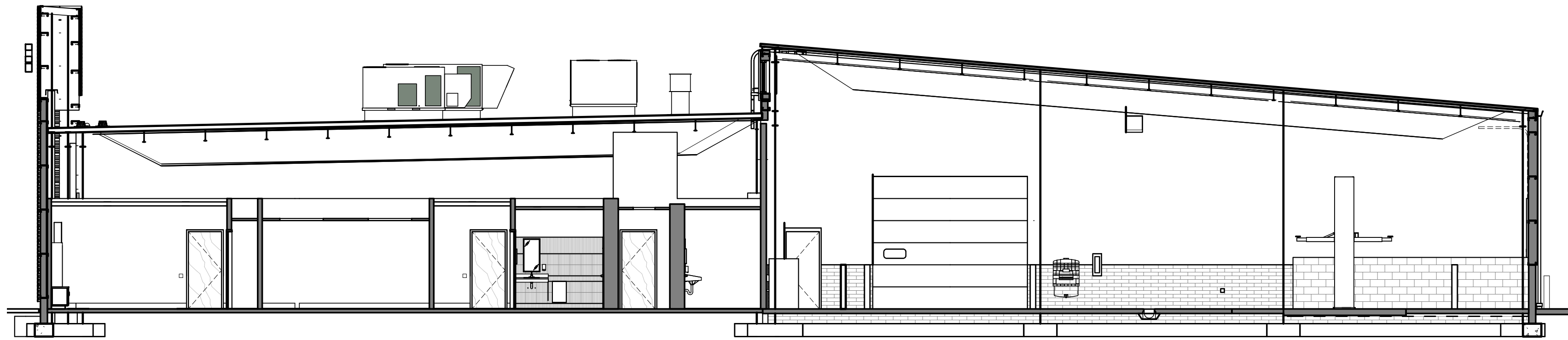
**TREE SPECIES TO BE SELECT FOR PLANT SCHEDULE**



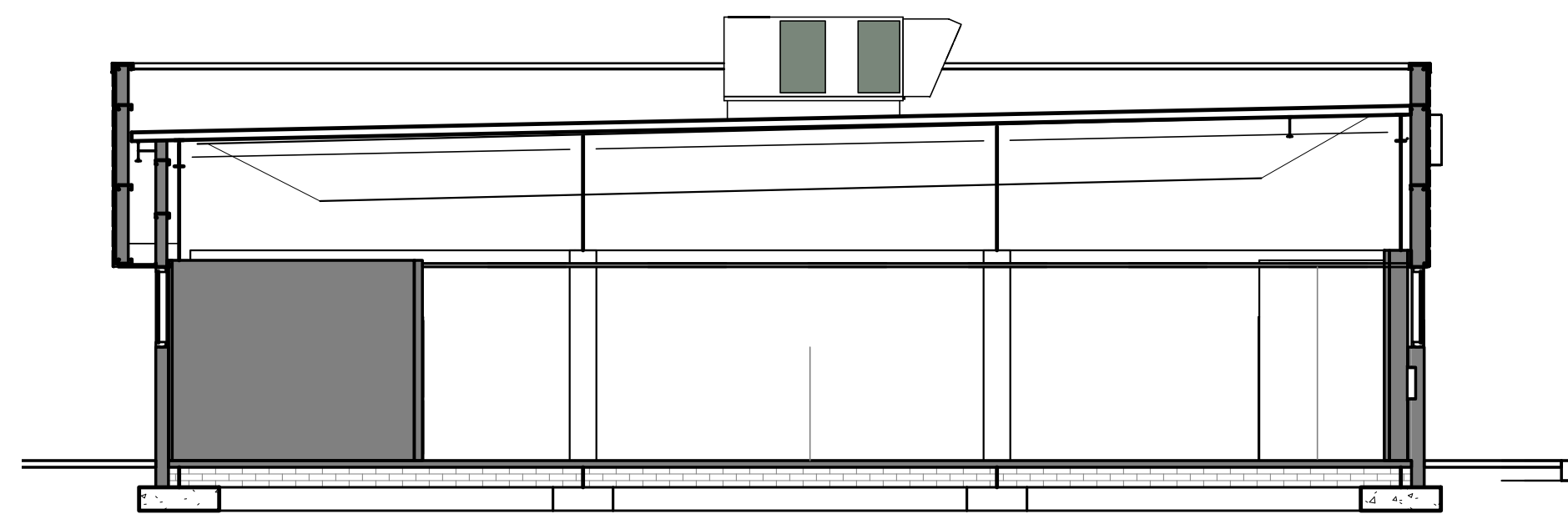




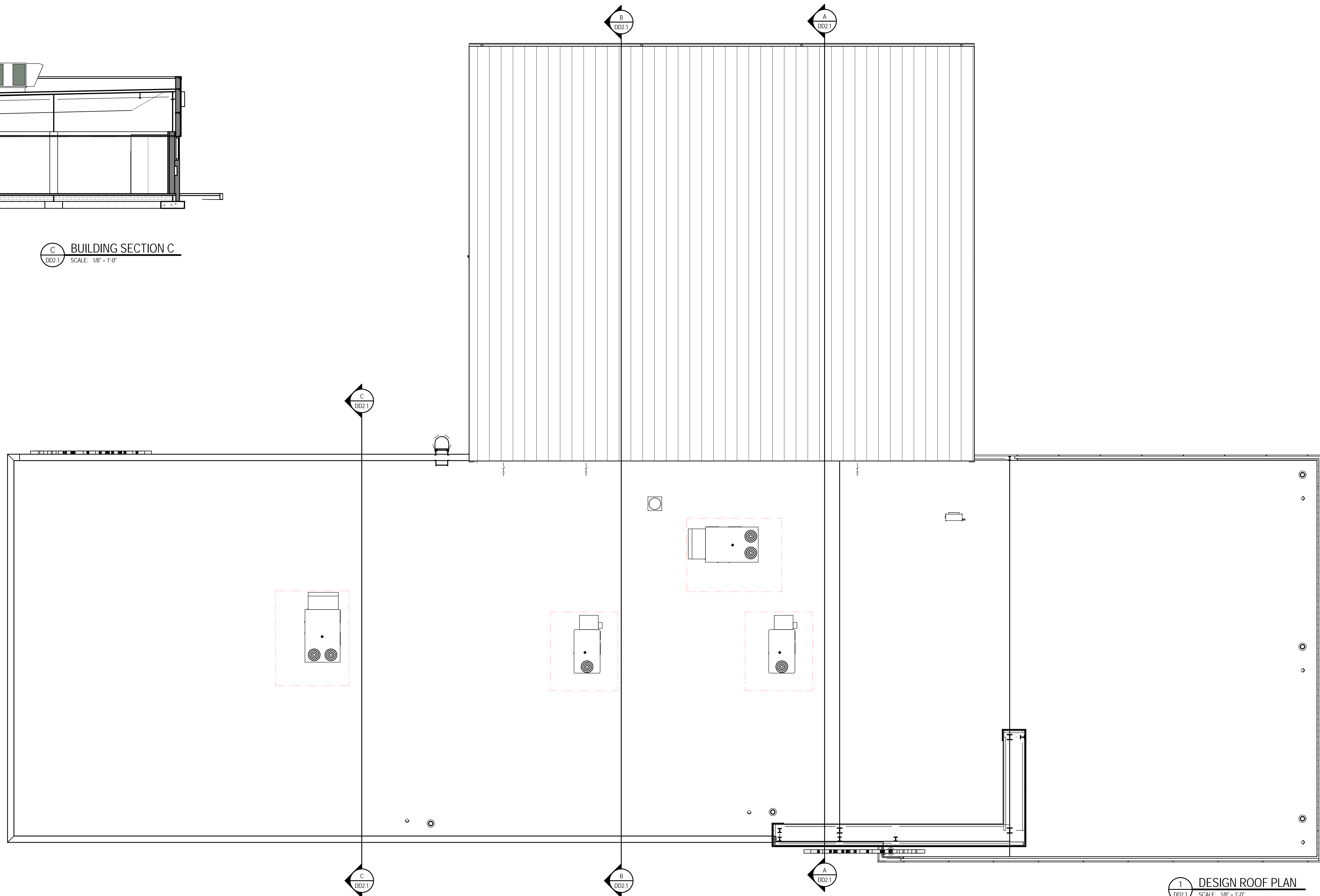
**B BUILDING SECTION B**  
DD2.1 SCALE: 1/8" = 1'-0"



**A BUILDING SECTION A**  
DD2.1 SCALE: 1/8" = 1'-0"



**C BUILDING SECTION C**  
DD2.1 SCALE: 1/8" = 1'-0"



**1 DESIGN ROOF PLAN**  
DD2.1 SCALE: 1/8" = 1'-0"

REVISIONS			
REV #	DATE	DESCRIPTION	CHECKED BY
01	03.01.2024	DESIGN ROOF TOP UNIT SCREENING ANALYSIS	

## DESCRIPTION

The classic lines and sophisticated construction of Vision Site LED makes it an ideal complement to site design. Offering LED technology across the VXS and VXM, Vision provides true family scaling in both physical form and lumen capability for architectural site lighting applications. UL/cUL listed for use in wet locations.

Catalog #	Type
Project	
Comments	Date
Prepared by	

## SPECIFICATION FEATURES

### Construction

**HOUSING:** Heavy wall, one-piece die-cast aluminum housing has precise tolerance control and repeatability in manufacturing. Housing features a partition wall that isolates driver components for cooler operation. Integral aluminum heat sink provides superior heat transfer in +40°C ambient environment. **DOOR:** One-piece die-cast aluminum construction with tool-less release latch. Door swings down and is retained on two (2) catch hinges. **GASKET:** Continuous gasket provided to seal housing to optic tray. **LENS:** Downlight lens is LED board integrated acrylic over-optics, each individually sealed for IP66 rating. **HARDWARE:** Tool-less release button latches are stainless steel/aluminum construction, painted to match housing and allows access to internal housing and electrical components.

### Optics

**DISTRIBUTION:** Choice of twelve (12) patented, high-efficiency AccuLED Optics™ that maximize light collection and directional distribution onto the application region. Each optical lens is precision manufactured via injection-molding then precisely arranged and sealed on the board media. **LEDs:** High output LEDs, 50,000+ hours life at >70% lumen

maintenance, offered standard in 4000°K (+/- 275K) CCT and nominal 70 CRI. LightBAR optic tray is able to rotate 360° in 90° increments for specific placement of the distribution relative to fixture.

### Electrical

**DRIVER:** LED drivers are potted and heat sunk for optimal performance and prolonged life. Standard drivers feature electronic universal voltage (120-277V/50-60hz), greater than 0.9 power factor, less than 20% harmonic distortion and feature ambient temperature range of +40°C (104°F) down to minimum starting temperature of -30°C (-22°F). Shipped standard with Cooper Lighting proprietary circuit module designed to withstand 10kV of transient line surge. All LED LightBARs™ and drivers are mounted to dedicated mounting trays and are easily replaced by use of quick disconnects for ease of wiring. Driver tray is hinged and removable without the use of tools. Options to control light levels, energy savings and egress capabilities (battery pack and separate circuit) are available.

### Mounting

**ARM:** One-piece extruded aluminum arm available in standard 6" and 10" lengths. Internal bolts guides allow easy positioning of fixture during

installation to pole or wall surface. **STRUCTURAL MOUNT:** Die-cast aluminum cleat factory mounted to luminaire and finished in luminaire color. Stainless steel structural rod measures 1/2" in diameter and is provided in luminaire finish color or optional natural finish. Product works in conjunction with dedicated accessory arms (ordered separately). Invue poles are provided pre-drilled when structural mount option drill pattern is specified. See Invue poles section for complete selection. Additional mounting accessories available.

### Finish

Housing is finished in 5-stage Super TGIC polyester powder coat paint, 2.5 mil nominal thickness for superior protection against fade and wear. LightBAR™ cover plates are standard white and may be specified to match finish of luminaire housing. Standard colors include black, bronze, grey, white, dark platinum and graphite metallic. RAL and custom color matches available. Consult Outdoor Architectural Colors brochure for a complete selection.

### Warranty

VXM LED features a five-year limited warranty.



## VXM VISION SITE MEDIUM LED

1 - 6 LightBARs  
Solid State LED

ARCHITECTURAL LED AREA/SITE  
LUMINAIRE

Sustainable Design

### CERTIFICATION DATA

UL/cUL Listed  
ISO 9001  
IP66 LightBARs  
ARRA Compliant  
LM79 / LM80 Compliant  
1.5G Vibration Tested

### ENERGY DATA

#### Electronic LED Driver

>0.9 Power Factor  
<20% Total Harmonic Distortion  
120-277V/50 & 60hz, 347V/60hz,  
480V/60hz  
-30°C Minimum Temperature  
40°C Ambient Temperature Rating

### EPA

Effective Projected Area: (Sq. Ft.)

Single: ~ 1.6 (max.)

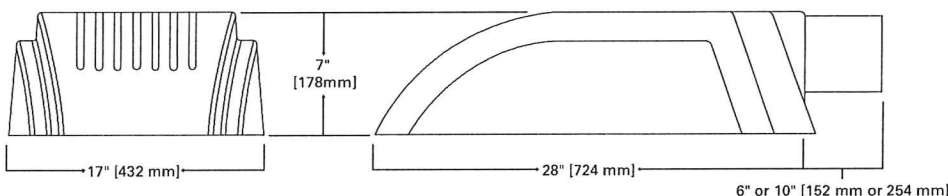
Single Structural: ~ 1.82 (max.)

### SHIPPING DATA

Approximate Net Weight:  
51 lbs. (23.18 kgs.)



## DIMENSIONS





## DESCRIPTION

The patent pending Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks.

## SPECIFICATION FEATURES

### Construction

Slim, low profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and large design. The small housing is available in 10W and 20W. The large housing is available in the 30W model. Patent pending secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied lever-lock connectors. Back box includes three (3) half-inch, NPT threaded conduit entry points. The universal back box supports both the small and large forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Not recommended for car wash applications.

### Optical

Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Solid state LED Crosstour luminaires are thermally optimized with five (5) lumen packages in cool 5000K or neutral warm 3500K LED color temperature (CCT).

### Electrical

LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 10W models operate in -40°C to 40°C [-40°F to 104°F]. 20W and 30W models operate in -30°C to 40°C [-22°F to 104°F]. Crosstour luminaires

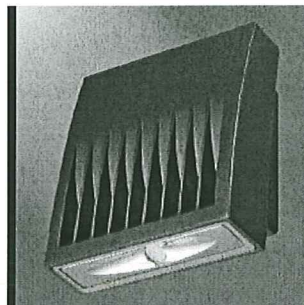
maintain greater than 70% of initial light output after 50,000 hours of operation. Three (3) half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 10W, 120V 50/60 Hz., 20W and 30W, 120-277V 50/60Hz.

### Finish

Crosstour is protected with a Super TGIC carbon bronze or summit white polyester powder coat paint. Super TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

### Warranty

Crosstour features a five-year limited warranty.



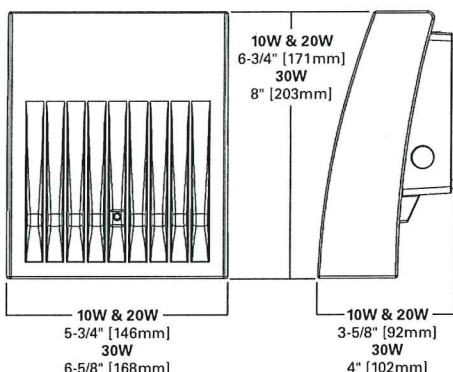
## XTOR CROSSTOUR LED

WALL / SURFACE MOUNT  
POST / BOLLARD MOUNT  
LOW LEVEL MOUNT  
INVERTED MOUNT

SustainableLEDesign

DESIGNLIGHTS  
CONSORTIUM

## DIMENSIONS



## CERTIFICATION DATA

UL/cUL Wet Location Listed  
IP66 Ingress Protection Rated  
ADA Compliant  
LM79 / LM80 Compliant  
ROHS Compliant  
ARRA Compliant  
DLC Qualified Models  
Lighting Facts® Approved  
Title 24 Compliant  
NOM Compliant Models

## TECHNICAL DATA

40°C Maximum Ambient Temperature  
External Supply Wiring 90°C Minimum

## EPA

Effective Projected Area:  
(Sq. Ft.)  
XTOR1A/XTOR2A=0.34  
XTOR3A = 0.45

## SHIPPING DATA:

Approximate Net Weight:  
3.7 – 5.25 lbs. [1.7 – 2.4 kgs.]